

Message Text

UNCLASSIFIED POSS DUPE

PAGE 01 ISFAHA 00001 051351Z

44

ACTION FBOE-00

INFO OCT-01 NEA-10 ISO-00 L-03 SY-05 ABF-01 /020 W

----- 064169

R 020914Z FEB 76 CORRECTED COPY FOR MCN

FM AMCONSUL ISFAHAN

TO SECSTATE WASHDC 0008

UNCLAS ISFAHAN 0001

E.O.11652: N/A

TAGS: AFSP, ASEC, OGEN, ABUD, IR

SUBJ: NEW QUARTERS FOR CONSULATE

REF: 75 TEHRAN A-244

1. ISFAHAN CONSULAR OFFICES AND CONSUL'S RESIDENCE LEASED ON VERY SHORT NOTICE LAST JUNE TO OBLIGATE FUNDS BY END OF FISCAL YEAR 75. BOTH EMBASSY TEHRAN'S REGIONAL SECURITY OFFICER AND IRANIAN SECURITY OFFICIALS IN ISFAHAN AGREE THAT PROPER SECURITY NEEDS CANNOT BE MET IN EITHER LOCATION. OFFICE SPACE IS IN PRESTIGE LOCATION BUT IS VULNERABLE TO ATTACK BECAUSE OF ITS LOCATION IN LARGE OFFICE COMPLEX. (SEE REPAIR FOR RESULTS OF SECURITY INSPECTION.) RESIDENCE PRESENTS FAR GREATER SECURITY RISK. IT IS LOCATED FAR BACK IN NARROW ALLEY, MAKING ACCESS TO IT HAZARDOUS DESPITE PRESENCE OF POLICE GUARD AT RESIDENCE. REGIONAL SECURITY OFFICER POINTS OUT THAT SECURITY PROBLEMS SIMILAR TO THOSE SURROUNDING TERRORIST GROUP JUST UNCOVERED IN TABRIZ (TEHRAN 0866) COULD SURFACE IN OTHER PROVINCIAL CITIES. IN FOUR MONTHS SINCE ARRIVAL IN ISFAHAN, CONSUL HAS LOOKED AT OVER ONE HUNDRED BUILDINGS IN ALL AREA OF CITY IN WHICH CONSULATE MIGHT CONSIDER RELOCATING. DESPITE MUCH NEW CONSTRUCTION IN ISFAHAN, NO BUILDING HAS EVEN MOST BASIC SECURITY FEATURES OR ADEQUATE, WELL-ARRANGED SPACE FOR CONSULAR OPERATIONS AT ANY PRICE, MUCH LESS AT RATES WE ARE NOW PAYING. WITH NEW CONTRACTS WITH EUROPEAN OR AMERICAN FIRMS ANNOUNCED ALMOST WEEKLY AND THE START OF GRUMMAN, BELL TELEPHONE, AND FLUOR BUILD-UPS, HOUSING IS INCREASINGLY TIGHT AND PRICES CONTINUE THEIR STADY RISE. (SEVERAL SMALL TWO BEDROOM APARTMENTS HAVE RENTED FOR 50,000 RIALS (\$723) IN RECENT WEEKS.)

UNCLASSIFIED

UNCLASSIFIED

PAGE 02 ISFAHA 00001 051351Z

2. WHEN IT BECAME APPARENT THAT THE TYPE OF QUARTERS NEEDED

WAS NOT AVAILABLE IN ISFAHAN, CONSUL EXPLORED POSSIBILITY OF FINDING SOMEONE TO BUILD APPROPRIATE BUILDING FOR LEASE TO USG. MOST PROMISING OFFER WAS MADE BY ARMENIAN CHURCH WHICH OWNS SEVERAL APPROPRIATE PLOTS OF LAND OF ABOUT 1,000 SQUARE METERS. ARMENIANS ARE WILLING TO INVEST 30 MILLION RIALS (\$434,000) INCLUDING A COST FACTOR FOR THE LAND. FOR THIS PRICE, ARMENIANS ESTIMATE THEY CAN BUILD A SIMPLE TWO-STOREY BUILDING WITH OFFICES, RECEPTION ROOM AND SPACE FOR VAULT ON GROUND FLOOR AND FOUR BEDROOM, TWO BATH RESIDENCE ABOVE (480 SQUARE METERS PER FLOOR). THEY ARE WILLING TO BUILD TO OUR NEEDS--FLOOR PLANS HAVE BEEN DISCUSSED. THEY ESTIMATE CONSTRUCTION WOULD TAKE NINE MONTHS TO ONE YEAR. IN RETURN THEY WOULD EXPECT A TEN-YEAR-MINUS-A-DAY LEASE WITH RENEGOTIATION OF RENTAL FEE AT THREE YEAR INTERVALS. INITIAL RENTAL WOULD BE 280,000 RIALS PER MONTH (EQUAL TO TOTAL OF OUR TWO CURRENT LEASES IN ISFAHAN). ARMENIANS WOULD LIKE LARGE ADVANCE PAYMENT AT TIME OF OCCUPANCY, BUT THEY WILL SETTLE FOR ONE YEAR'S RENT IN ADVANCE. THEY DID NOT COMMIT THEMSELVES ON POSSIBILITY OF INCLUDING OPTION TO BUY THIS PROPERTH IN THE LEASE, BUT SUCH OPTION OULD PROBABLY BE ARRANGED IN FINAL LEASE NEGOTIATIONS.

3. IF ARMENIAN PROPOSAL IS ACCEPTED, THERE IS NO INTERIM SOLUTION TO OFFICE LOCATION PROBLEM--WE WOULD HAVE TO REMAIN IN PRESENT LOCATION UNTIL NEW BUILDING IS COMPLETED. IT WOULD BE POSSIBLE, HOWEVER, TO FIND A RESIDENCE WHICH, WHILE FAR FROM MEETING SECURITY AND OTHER REQUIREMENTS, WOULD BE MUCH MORE ACCESSIBLE AND SECURE THAN PRESENT RESIDENCE. SUCH A TEMPORARY RESIDENCE COULD PROBABLY BE FOUND FOR LESS THAN THE RENTAL OF THE CURRENT RESIDENCE, 100,000 RIALS (\$1,446) PER MONTH. CURRENT LEASE HAS NINETY-DAY ESCAPE CLAUSE AND LOCAL OFFICIALS MIGHT ASSIST IN ARRANGING AN EARLIER CANCELLATION, IF WE WISH. BIGGEST DIFFICULTY WITH SUCH AN INTERIM SOLUTION IS BUDGETARY. AN 18-MONTH ADVANCE PAYMENT WAS MADE OUT OF FY75 FUNDSUA UNUSED PORTION OF FUNDS (ABOUT \$11,500) COULD BE RECOVERED, BUT THEY COULD NOT BE APPLIED TO NEW LEASE. FY76 FUNDS WOULD HAVE TO BE MADE AVAILABLE TO COVER COST OF NEW LEASE (ABOUT \$1,000-\$1,200 PER MONTH). DESPITE BUDGETARY DIFFICULTIES, REGIONAL SECURITY OFFICER RECOMMENDS INTERIM SOLUTION OF RESIDENCE PROBLEM BE APPROVED FOR SECURITY REASONS.

UNCLASSIFIED

UNCLASSIFIED

PAGE 03 ISFAHA 00001 051351Z

4. I STRONGLY RECOMMEND THAT THE ARMENIAN PROPOSAL BE ACCEPTED AS THE BEST LONG-RANGE SOLUTION TO THE PHYSICAL PLANT PROBLEM IN ISFAHAN. WE WILL GET A MADE-TO-ORDER BUILDING FOR SAME RENT WE ARE NOT PAYING. IN ADDITION TO THE BASIC SECURITY CONSIDERATIONS, TO REMAIN IN PRESENT QUARTERS INDEFINITELY WOULD EXACERBATE RELATIONS WITH GOVERNOR GENERAL AND LOCAL SECURITY OFFICIALS WHO HAVE REPEATEDLY REQUESTED THAT WE MOVE TO MORE SECURE QUARTERS AS SOON AS POSSIBLE. EARLY APPROVAL IS REQUESTED IN ORDER TO NEGOTIATE A CONTRACT AND BEGIN CONSTRUCTION DURING BUILDING

SEASON WHICH STARTS IN A FEW WEEKS.

5. CONCERNED OFFICERS OF ADMINISTRATIVE AND POLITICAL SECTIONS
OF EMBASSY CONCUR IN ABOVE RECOMMENDATIONS.
MARSHALL

UNCLASSIFIED

NNN

Message Attributes

Automatic Decaptioning: X
Capture Date: 01 JAN 1994
Channel Indicators: n/a
Current Classification: UNCLASSIFIED
Concepts: n/a
Control Number: n/a
Copy: SINGLE
Draft Date: 02 FEB 1976
Decaption Date: 01 JAN 1960
Decaption Note:
Disposition Action: n/a
Disposition Approved on Date:
Disposition Authority: n/a
Disposition Case Number: n/a
Disposition Comment:
Disposition Date: 01 JAN 1960
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
Document Number: 1976ISFAHA00001
Document Source: CORE
Document Unique ID: 00
Drafter: n/a
Enclosure: n/a
Executive Order: N/A
Errors: N/A
Film Number: D760044-0234
From: ISFAHAN
Handling Restrictions: n/a
Image Path:
ISecure: 1
Legacy Key: link1976/newtext/t19760292/aaaadbu.tel
Line Count: 120
Locator: TEXT ON-LINE, ON MICROFILM
Office: ACTION FBOE
Original Classification: UNCLASSIFIED
Original Handling Restrictions: n/a
Original Previous Classification: n/a
Original Previous Handling Restrictions: n/a
Page Count: 3
Previous Channel Indicators: n/a
Previous Classification: n/a
Previous Handling Restrictions: n/a
Reference: 76 TEHRAN A-244
Review Action: RELEASED, APPROVED
Review Authority: BoyleJA
Review Comment: n/a
Review Content Flags:
Review Date: 26 MAY 2004
Review Event:
Review Exemptions: n/a
Review History: RELEASED <26 MAY 2004 by BrownAM>; APPROVED <02 JUN 2004 by BoyleJA>
Review Markings:

Margaret P. Grafeld
Declassified/Released
US Department of State
EO Systematic Review
04 MAY 2006

Review Media Identifier:
Review Referrals: n/a
Review Release Date: n/a
Review Release Event: n/a
Review Transfer Date:
Review Withdrawn Fields: n/a
Secure: OPEN
Status: NATIVE
Subject: NEW QUARTERS FOR CONSULATE
TAGS: AFSP, ASEC, OGEN, ABUD, IR
To: STATE
Type: TE
Markings: Margaret P. Grafeld Declassified/Released US Department of State EO Systematic Review 04 MAY 2006